

PLANNING COMMISSION REPORT



MEETING DATE: December 10, 2003

ITEM NO. _____

GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

Centennial Marketplace

REQUEST

Request to approve:

1. A General Plan Amendment (non-major) from Office (minor) to Commercial;
2. A rezoning from Planned Community District, Service Residential District (PCD S-R) to Planned Community District, Planned Neighborhood Center (PCD PNC) with amended development standards and revised stipulations; and
3. A conditional use permit for a health studio

On a 7.79 +/- acre parcel located at the northwest corner of 100th Street and Frank Lloyd Wright Boulevard.

4-GP-2003, 61-ZN-1982#2 & 24-UP-2003

Key Items for Consideration:

- The proposal changes the land uses from office/residential to commercial/retail.
- This property abuts a single-family residential district to the west.
- This will allow taller buildings but larger setbacks.
- Impacts to traffic and other services will be negligible.

Related Policies, References:

61-ZN-1982

OWNER

Arizona State Land Department
602-542-2625

APPLICANT

John Berry
Beus Gilbert P L L C
480-429-3003

CONTACT

LOCATION

Northwest corner of 100th Street & Frank Lloyd Wright Blvd

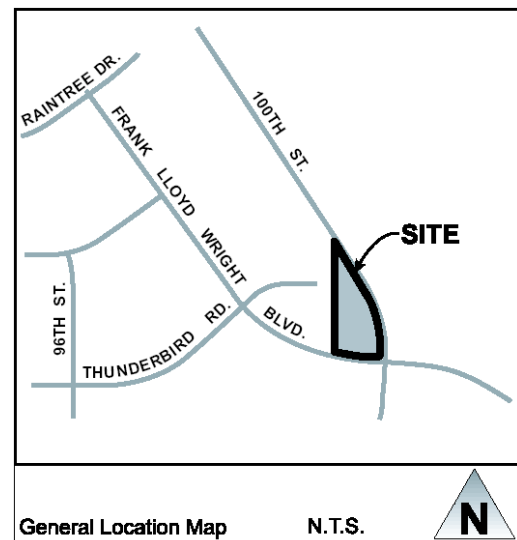
BACKGROUND

General Plan.

The General Plan Land Use Element designates the property as Office (minor). The Office designation includes a variety of office uses, and provides a mixed-use character when inserted into neighborhoods. Minor Office uses typically generate low to moderate traffic volumes and have strict development requirements that will protect adjacent residential uses. Much of the area is designated Suburban Neighborhoods, and much of the Frank Lloyd Wright Boulevard and 100th Street intersection is designated Commercial.

Zoning.

This site was originally zoned as part of a larger 464-acre Planned Community



District (PCD) in the Scottsdale Horizons area with a variety of commercial and residential land uses. The zoning for this particular site is Service Residential District (PCD S-R), which allows professional offices having a residential scale and character to serve nearby residential and commercial areas. Building heights are limited to eighteen (18) feet in the PCD S-R District. The PCD S-R district also allows medium density residential, and the district is designed to be a transitional zone, and should be used to buffer low density residential uses from more intense land uses and heavily traveled transportation routes.

Context.

This property is located within the Scottsdale Horizons Character Area, which is generally bounded to the north and east by the Central Arizona Project (CAP) canal, to the south by Sweetwater Road, and to the west by the Pima Freeway. This Scottsdale Horizons area has a mix of single-family and multi-family residential uses, as well as a mix of commercial office and retail uses. This site is specifically located at the northwest corner of Frank Lloyd Wright Boulevard and 100th Street. The property has not been developed and contains native vegetation. Existing single-family homes surround the site to the north and east, and single-family homes are under construction to the west. A 2.6-acre commercial area is located to the south of the site, and a vacant 11-acre property with commercial zoning exists at the southeast corner of the Frank Lloyd Wright Boulevard and 100th Street. The vacant 11-acre property is zoned PCD PNC, which is the same as this applicant's request.

APPLICANT'S PROPOSAL

Goal/Purpose of Request.

This is a request to develop vacant property into a retail center at the northwest corner of Frank Lloyd Wright Boulevard and 100th Street. This application has three parts:

1. **General Plan Amendment.** The proposed change in the General Plan from Office (minor) to Commercial is necessary for rezoning consideration to allow retail activities on this property. The applicant submitted a commercial demand analysis concluding there is an under-supply of local serving retail uses within the trade area surrounding the property.
2. **Rezoning.** The proposed rezoning from Planned Community District, Service Residential District (PCD S-R) to Planned Community District, Planned Neighborhood Center (PCD PNC), with amended development standards and revised stipulations. The rezoning will allow greater flexibility of commercial land uses and development standards. The applicant proposes building setbacks ranging from 40 to 67 feet from the single-family residential district to the west, building heights ranging from 21 to 24 feet, and an overall floor area ratio not to exceed 20% of the lot area.
3. **Conditional Use Permit.** The applicant proposes to operate a health studio in a new 15,000 square-foot building. All of the proposed health studio activities will be indoors.

The applicant also proposes to amend the development standards of the proposed PCD PNC District to increase development flexibility and to help ensure compatibility with the surrounding neighborhood. The amended development standards pertain to building sizes and heights, and setbacks from the adjacent single-family homes.

Existing PNC Development Standard	Proposed Amended Standard
Building Size <i>Drugstore:</i> 12,000 sq.ft. <i>Specialty Retail:</i> 3,000 sq.ft. <i>Health/Fitness Studio:</i> 3,000 sq.ft.	<i>Drugstore:</i> 15,000 sq.ft. <i>Specialty Retail:</i> 10,000 sq.ft. <i>Health/Fitness Studio:</i> 15,000 sq.ft.
Building height 36 feet	21 to 24 feet (embellishments up to 30 feet)
Floor Area Ratio 0.30 (30% of net lot area)	0.20 (20% of net lot area)
Building Setback 80 feet from single-family	40 to 67 feet from single-family

Key Issues.

- This request removes low-scale office zoning from the neighborhood and replaces it with retail zoning.
- Three corners of the intersection will allow retail commercial land uses.
- Amended standards are proposed to setbacks and sizes of specific land uses.
- This request includes restrictions on building heights and floor areas.

IMPACT ANALYSIS

Land Use.General Plan

The proposed General Plan amendment replaces the 7.79-acre Office designation at the northwest corner of the intersection with a Commercial designation. The Commercial designation includes areas intended for commercial centers that provide goods and services frequently needed by the surrounding residential population. Neighborhood retail centers should be located at frequent intervals in relationship to the density of nearby residential areas to reduce travel time and distance. Neighborhood commercial uses are best located on collector or arterial streets (100th Street and Frank Lloyd Wright Boulevard respectively). This proposed amendment provides increased opportunities for a mixture of uses to provide a greater range of service and employment opportunities in an existing residential neighborhood.

The Scottsdale Horizons area has a mix of residential and commercial uses, and in recent years single-family homes have replaced some areas previously designated for office and commercial uses in this area. The applicant's assessment that there is an under-supply of local serving retail uses within the trade area surrounding the property considers the low vacancy rates in the area, population incomes, and the ratio between planned retail development and projected population in the area. A 2.6-acre commercial center and an 11-acre vacant commercial site exist on the south side of the Frank Lloyd Wright and 100th Street intersection. The next closest retail area is approximately 2/3-mile from the site (at Thompson Peak Parkway and Frank Lloyd Wright Boulevard) to the west. Beyond that, the next closest retail centers are at the Pima Freeway and Frank Lloyd Wright Boulevard (1.7 miles away) and at Via Linda and Frank Lloyd Wright Boulevard (2.1 miles away). (See Attachment #1A, Map of Retail Centers in Trade Area)

Zoning

The rezoning to the Planned Community District, Planned Neighborhood Center

District (PCD/PNC) provides an opportunity to provide a hub of activity and a focal point for the neighborhood. The district allows professional offices, services, and retail sales to meet the daily needs of the neighborhood. The size and scale of neighborhood commercial centers should be compatible with surrounding residential uses and care must be taken to avoid undesirable impacts on surrounding areas. The PCD allows amended development standards if it is determined that the new standards produce a living environment, landscape quality, and life-style superior to that produced by existing standards. The proposed amended development standards provide development flexibility, and the combination of building height limits, setbacks, and overall floor area limitations create a compatible scale of development with the surrounding residential uses.

Zoning Comparison

District	Land Uses	Building Height	Setbacks from Single-Family	Floor Area Ratio
S-R	Office and residential	18 feet	15 feet	No maximum
PNC	Office and retail	36 feet	80 feet	30% of lot
Proposed Project	Office, retail, and health studio	21-24 feet	40-67 feet	20% of lot

Use Permit Criteria

Conditional use permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and the City Council has found as follows:

- A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - ***The proposed health studio does not generate smoke, odor, dust, vibration or illumination. There are no external speakers, and noise from operations will be contained within the building.***
 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - ***The traffic generation analysis demonstrates that the use will not have a negative impact on traffic.***
 - ***The applicant will be installing roadway improvements, such as a deceleration lane on Frank Lloyd Wright Boulevard and landscaped medians on 100th Street to help calm traffic.***
 3. There are no other factors associated with this project that will be materially detrimental to the public.
 - ***The project narrative and file contents do not lead to any other factors that could be materially detrimental to the public.***
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.

- *The use occurs entirely within an enclosed building and the operational characteristics will be compatible with the surrounding uses.*
 - *There will be sufficient parking provided on the site, and the 24-foot building will be setback 67 feet from the nearest residential property line.*
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied.
- *No additional conditions are specified in the Zoning Code.*

Traffic.

The approval of the proposed development plan of a retail center will generate approximately 2,586 trips per day to and from the site with an estimated 97 trips occurring during the a.m. peak hour and 318 trips occurring during the p.m. peak hour. This represents more trips than general offices or apartments, and fewer trips than if the site were developed as a medical office; all are uses allowed under the existing zoning. Capacity calculations for the adjacent 100th Street and Frank Lloyd Wright Boulevard and for all site driveways indicate that the intersection of 100th Street and Frank Lloyd Wright Boulevard is expected to operate at an acceptable level of service (level of service C or better for all movements) with the addition of the proposed site traffic. All site driveways are also expected to operate at level of service C or better.

Water/Sewer.

There are existing water and sewer lines in Frank Lloyd Wright Boulevard and 100th Street that are adequate to serve the site, so there are no anticipated water and sewer impacts.

Police/Fire.

There are no anticipated police or fire service impacts from changing the land uses from office to retail.

Buffered Setbacks.

Buildings along the west side of the property will be setback 40 to 67 feet, and there will be a buffered landscaped setback along Frank Lloyd Wright Boulevard having minimum width of 30 feet and an average width of 35 feet. There will also be landscaped setbacks and medians along 100th Street.

Policy Implications.

This proposal will allow over seven more acres of commercial retail development at the intersection of Frank Lloyd Wright and 100th Street. This proposal will remove seven acres of low-scale office zoning (S-R) in this area.

Community Involvement.

The applicant has held multiple open house/public involvement meetings regarding the proposed development plan and submitted a community involvement plan and report. The applicant has also met with the surrounding homeowners' associations. There have been comments in favor and in opposition to the request, and one letter was received in opposition. (See Citizen Involvement attachment #8).

The applicant has worked with the developer of the homes under construction to the west to determine appropriate setbacks and building heights. To address

residents' concerns in the homes to the east, the applicant has agreed to install a perimeter wall on the west side of their subdivision to help screen headlights of vehicles entering and exiting the new center's driveways on 100th Street.

Community Impact.

The proposed project provides additional opportunities for a mixture of uses to serve an existing neighborhood. Impacts to traffic and other services will be negligible.

**STAFF
RECOMMENDATION****Recommended Approach:**

Staff recommends approval, subject to the attached stipulations.

**RESPONSIBLE
DEPT(S)**

Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S)

Tim Curtis
Project Coordination Manager
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APPROVED BY

Tim Curtis
Report Author

Randy Grant
Chief Planning Officer

ATTACHMENTS

1. Applicant's Narrative
- 1.A. Map of Retail Centers in Trade Area
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
- 3A. Proposed Land Use Map
4. Existing Zoning Map
- 4A. Proposed Zoning Map
5. Stipulations
6. Additional Information
- 6A. Amended Development Standards
7. Traffic Impact Summary
8. Citizen Involvement
- 8A. City Notification Map
9. Site Plan

**100th Street & Frank Lloyd Wright
Proposed Commercial Development**

The existing 7.79 acre site at the northwest corner of 100th Street and Frank Lloyd Wright Boulevard is currently zoned S – R. The proposed rezoning to PNC would allow for the development of a small retail/commercial-service center, which would contain uses that would be an amenity to the adjacent neighborhood and surrounding area.

The proposed Site Plan anticipates approximately 66,037 square feet of building area. One (1) driveway is proposed on Frank Lloyd Wright Boulevard, and three (3) drives are proposed on 100th Street. Retail 'B' is a proposed Eckherd's Drug Store, Retail 'A' is a proposed Veterinary Clinic, Retail 'C' and 'E' are proposed Shops buildings, and Retail 'D' is an undefined Mini-Major.

The development is inward focused – whereby all of the building entrances are oriented to face into the site. Due to the odd parcel shape, the parking field is at the center as well. Through the use of decorative paving, extensive landscaping and a focus on pedestrian links, the overall development maintains a Courtyard feel. The PNC Zoning calls for 1% of the net site area shall be defined as 'Courtyard' space (in this case 3,400 sf is required). In this design, a series of open area nodes along the pedestrian path links with a large open area in front of the Retail C building meet the area requirement. The 'Plaza Area' as it is labeled, is approximately 2,400 sf., and each of the four 'Nodes' is approximately 250 sf. each. Decorative vertical elements at each node combine to create gateways for incoming automobile traffic, and focal points for pedestrian interaction. The 30' wide entrance drives pinch down to 24' at these gateways to slow traffic down prior to entering the parking area.

The developer is proposing a 40-foot building setback from the west property line to Retail 'A,' and a 60-foot building setback from the west property line to Retail 'D.' Additionally, Retail 'A' is proposed to have a maximum height of 21-feet (as measured from finished-floor at the 40'), and Retail 'D' is proposed to have a maximum height of 24-feet (22-feet as measured from the from the adjacent residential pad for lot 12). Additional height for canopy/façade embellishments is being proposed for all buildings at a ratio of one (1) additional foot in height for every three (3) feet in additional setback over forty (40) feet from the west property line. Such embellishments could not exceed 36-feet in height.

A twenty (20) foot landscape buffer is proposed along the west property line, and all trees west of Retail 'A' and 'D' will be a minimum of 24" box in size.

The developer has met with all the surrounding HOA's regarding the proposed development and has received unanimous support for the project. Hancock Homes, the developer of the parcel immediately west of the project, has also endorsed the project.

4-GP-2003
61-ZN-1982#2
24-UP-2003

GENERAL PLAN AMENDMENT PROJECT JUSTIFICATION NARRATIVE

Date: September 9, 2003
Case #: 696-PA-2002
Project Name: Centennial Marketplace
Location: Northwest corner of 100th Street and Frank Lloyd Wright Boulevard

Proposed Land Use: "Commercial"
Existing Land Use Category: "Office"
Total Units/Density: Building Area 66,037 s.f. (19.5% Coverage)
Adjacent Street Classification: Frank Lloyd Wright Blvd. – "Major Arterial"
(shown as "part of Citywide System")
100th Street – "Collector"
(shown as "part of Neighborhood System")

Byxbee Development proposes to develop a 66,037 sq.ft. commercial/retail project at the northwest corner of 100th Street and Frank Lloyd Wright Boulevard on 7.79 acres. This is an infill project, on flat terrain, that has been designed to be compatible with and sensitive to the concerns of adjacent single-family residential communities built at suburban residential densities in accordance with the General Plan land use designations in the area.

The requested amendment to the Scottsdale General Plan is as follows:

Land Use Element – Conceptual Land Use Map: from "Office" to "Commercial"

The "Office" land use category was originally assigned to the subject property and land immediately west because they were severed from the adjacent neighborhoods by Frank Lloyd Wright Boulevard and the proposed alignment of Thunderbird Road. With the deletion of the street segment when Hancock Homes achieved a General Plan amendment and rezoning to accommodate residential development at 2-4 du/ac as part of the Madrid project, only the subject property was left with the "Office" designation.

The proposal achieves the intent of the CityShape 2020 Guiding Principles. The proposal addresses the preservation of meaningful open space in providing a substantial open space setback along Frank Lloyd Wright Boulevard, a scenic corridor. The project addresses neighborhood enhancement edges by considering the needs and concerns of residents in adjacent residential communities relative to perimeter landscaping and screening and building heights.

The proposal addresses sustainability in planning an infill project, compatible with surrounding uses, that promotes the orderly building and use of infrastructure systems. The project advances transportation by providing employment opportunities and the provision of retail uses and services that are accessible from numerous neighborhoods in

the Scottsdale Horizons character area. The character of the proposed development is proposed to be consistent with the character of the residential communities adjacent to the project in the Scottsdale Horizons area. With the Frank Lloyd Wright scenic corridor on the southern perimeter of the project area, the application of the Frank Lloyd Wright Boulevard Design Guidelines will support the unique character of the Scottsdale Horizons area.

It is not expected that the Commercial designation of this 7.79 acre parcel will materially increase the impact on infrastructure development as compared to the current General Plan designation for Office uses. The city's impacts of Land Use Development modeling for Zone C-1 suggests that the commercial project will use less water and will generate less waste water and solid waste than an office project on the same parcel.

GENERAL PLAN AMENDMENT

Case # 696-PA-2002

Northwest Corner of 100th Street & Frank Lloyd Wright Boulevard

4. **GENERAL PLAN AMENDMENT PROJECT JUSTIFICATION NARRATIVE & 8. NARRATIVE REGARDING GENERAL PLAN GUIDING PRINCIPLES** (see *Attachment A*)
5. **GENERAL PLAN CITIZEN NOTIFICATION & PUBLIC INVOLVEMENT PROGRAM** (see *Attachment B* – Citizen Review Report dated 9-09-03)
9. **ANALYSIS** (Source: The Impacts of Land Use Development in Planning Zone C1 – Scottsdale, Arizona)
 - 7.79 acres are proposed to be changed from an “Office” General Plan land use designation (assuming minor office use) to a “Commercial” General Plan land use designation
 - the estimated increase or decrease in population this proposed General Plan amendment will create is 0
 - The estimated increase or decrease in elementary, middle, and high school age children this proposed General Plan amendment will create is 0
 - The estimated decrease this proposed General Plan change will have on water use per year will be 16.4 acre feet
 - The estimated decrease this proposed General Plan change will have on wastewater generation per year will be 2.3 acre feet
 - The estimated decrease this proposed General Plan change will have on solid waste generation per year will be 50.6 tons
 - The estimated increase this General Plan change will have on vehicle trips per day is 1,015.8
 - The estimated decrease in the number of employees this proposed General Plan change will result in is 102.8

10. PROVIDE DISCUSSION AND ANALYSIS OF ANY CHANGES TO THE APPROVED PLANS, GOALS, AND/OR POLICIES CONTAINED IN EACH GENERAL PLAN ELEMENT THAT THE PROPOSED AMENDMENT WOULD MAKE (LIST EACH ELEMENT AND DISCUSS THE APPLICABLE PLANS AND POLICIES WITHIN EACH ELEMENT AS IT RELATES TO THE PROPOSED GENERAL PLAN AMENDMENT)

LAND USE ELEMENT

- *GENERAL PLAN LANGUAGE: The existing General Plan designation is "Office". Minor offices are expected to have a residential scale and character, often in a campus setting. Minor office uses generate low to moderate traffic volumes, and could be located along collector as well as arterial streets. They are expected to be generally one-story structures with at-grade parking. The applicable zoning category will establish the height and setback requirements and limitations. Strict development standards and landscape requirements will protect adjacent residential uses.*

- **RESPONSE:** The proposed land use designation for the subject property is proposed to be "Commercial". However, many of the land use performance standards applicable to low intensity office uses will be applied to the proposed neighborhood commercial project. Generous landscape buffers will protect adjacent residential neighborhoods.

- *GENERAL PLAN LANGUAGE: The proposed General Plan "Commercial" designation includes the concept of providing goods and services frequently needed by the surrounding residential population. Neighborhood retail should be located at frequent intervals in relationship to the density of nearby residential areas to reduce travel time and distance. The size and scale of neighborhood commercial centers should be compatible with surrounding residential uses and care must be taken to avoid undesirable impacts on surrounding areas. Neighborhood commercial uses are best located on collector and arterial streets.*

- **RESPONSE:** The proposed planned neighborhood center is expected to contain uses and services that are frequently required by the residential neighbors in the immediate area. Examples of proposed uses are a drug/convenience store, coffee/breakfast-type restaurant, veterinary office, service-oriented retail shops, small restaurants, and a fitness club . The

Retail Supply/Demand analysis for the subject property prepared by Elliott D. Pollack & Company dated April 15, 2003 concluded that there is an under-supply of developed local serving retail uses within the trade area surrounding the subject property. This under-supply total approximately 221,000 sq. ft., based on typical ratios of retail space per capita found throughout the metropolitan Phoenix area. This project will provide 66,037 sq. ft. to serve the area and reduce vehicle miles traveled for services.

COMMUNITY MOBILITY ELEMENT

This request does not impact the Community Mobility Element of the General Plan.

CHARACTER AND DESIGN ELEMENT

- *GENERAL PLAN LANGUAGE: This property is located in the Character Area #7 – Scottsdale Horizons Character Area. Business facilities in the area have most often used a southwest contemporary design style. The Frank Lloyd Wright Boulevard treatment and buffer is strongest in this area and is enhanced with more intense and lush landscaping in the horizons Planned Community (Source: Character Area Planning – Area Summary).*
- **RESPONSE:** The proposed architectural and landscape themes for the proposed planned neighborhood center are intended to evoke a village-like character through its use of colors, building materials, forms, and lush landscape palette.

The buildings will utilize an eclectic mix of brick, stone, stucco, flat concrete roof tiles and exposed heavy-timber framing. The color palette will consist of muted shades of the surrounding desert. Covered walkways/arcades will be provided along the storefronts to provide shade for pedestrians circulating within the marketplace.

The landscaping will consist of tree species that will offer ideal shading in the parking and pedestrian areas, and low water usage plant materials that will offer color throughout the year. The streetscape along Frank Lloyd Wright will be designed to match the established character for the corridor, and the streetscape along 100th street will be designed to reflect a character very similar to the east side of the street adjacent to the existing residential development.

- *GENERAPL PLAN LANGUAGE: Character Types Map contained in the Character and Design Element is "Urban". The element describes "Urban" areas as areas to concentrate on those elements that will provide pedestrian comfort, such as arcade covered walkways, shade, decorative paving, and landscaping to create a comfortable setting for such a use-intensive area.*
- **RESPONSE:** In P.N.C.-zoned development, pedestrian flow and sensitivity is a key focus. This project has provided linkages between each building and to both adjacent streets. Plaza areas will be provided consisting of decorative pavers, outdoor dining areas, raised planters and seat walls, and shade trees to provide an ambience that will encourage local gathering.

NEIGHBORHOODS ELEMENT

- *GENERAL PLAN LANGUAGE: Guide infill development to ensure that such development efforts are context-appropriate to the surrounding neighborhoods*
- **RESPONSE:** As an infill development, the proposed neighborhood center will be context appropriate to the surrounding neighborhoods in proposed land uses that serve the neighborhoods and in the project layout.

PRESERVATION AND ENVIRONMENTAL PLANNING ELEMENT

- *GENERAL PLAN LANGUAGE: Promote...the use of non-auto related travel... to reduce traffic congestion, energy consumption and air pollution*
- **RESPONSE:** This project will promote the use on non-auto related travel due to the proximity of its proposed retail uses and services to an established residential population base, thus reducing vehicle miles traveled.

OPEN SPACE AND RECREATION ELEMENT

This request does not impact the Open Space and Recreation Element of the General Plan.

COMMUNITY INVOLVEMENT ELEMENT

- *GENERAL PLAN LANGUAGE: Institute and use public involvement plans to identify interested parties, their concerns and interests, and opportunities for providing information and involvement*
- **RESPONSE:** The Neighborhood Involvement Program, through written communication, personal contact, and open houses has provided opportunities for meaningful public input and dialogue. A 4th neighborhood open house meeting is scheduled for September 16, 2003 in response to a request for an additional evening open house opportunity.

GROWTH AREAS ELEMENT

This request is not located within a designated Growth or Activity Area.

PUBLIC SERVICES AND FACILITIES ELEMENT

This request does not impact the Public Services and Facilities Element of the General Plan.

COST OF DEVELOPMENT ELEMENT

This request does not impact the Cost of Development Element of the General Plan.

11. DISCUSSION OF HOW THE PROPOSED AMENDMENT CONTRIBUTES TO ACHIEVING THE CITY'S GOALS REGARDING SCENIC CORRIDORS, VISTA CORRIDORS, CHARACTER AREA PLANS, NEIGHBORHOOD PLANS, HOUSING DIVERSITY, ECONOMIC DIVERSITY, AND TRANSPORTATION ACCESSIBILITY AND MODES OTHER THAN AUTOMOBILE TRAFFIC

The subject property is within future character area #7. This character area is located south and west of the CAP canal, generally north of Cactus Road, and east of the Pima Freeway.

Although the Scottsdale Horizons Character Area Plan is yet to be developed, a brief area summary describes this area as one that includes housing for a wide range of lifestyles, ranging from family to single life, retirement, and winter visitors. The Frank Lloyd Wright Boulevard treatment and buffer is said to be strongest in this character area.

The Centennial Marketplace project has been planned to evoke a village-like character through its use of colors, building materials, forms, and lush desert landscape palette to serve the residents of the Horizons area. The Frank Lloyd Wright streetscape will be designed to match the established character for this corridor.

12. DESCRIBE THE KEY ISSUES THAT HAVE BEEN IDENTIFIED BY THE SURROUNDING NEIGHBORHOODS THROUGH THE PUBLIC INVOLVEMENT PROGRAM

The public involvement program to initiate this General Plan amendment process has been focused on personal contact with adjacent property owners and residents. Choice Zoning Group, L.L.C. (representing Byxbee Development) communicated with individual property owners and residents as well as representatives of three adjacent and nearby homeowners associations. These associations include: Scottsdale Stonebrook I Homeowners Association, Aviara Homeowners Association, Costa Verde Homeowners Association, and Camelot Ranch Homeowners Association. Letters of support and comment are included as part of the Neighborhood Involvement Report.

In addition, 3 neighborhood open house meetings have been held, with a fourth meeting scheduled for September 16, 2003, based on a request for one more opportunity to meet during the evening hours.

Comments and concerns raised at the neighborhood meetings to date are summarized as follows:

- Traffic concerns, particularly the ability to make a u-turn at 110th and Frank Lloyd Wright and the speed of traffic on 100th Street
- Residents wondered if the area could absorb additional retail
- Residents wondered about the impact of the project on property values
- Residents wondered if pedestrian cross walks could be installed on 100th Street to facilitate movement from neighborhoods to the marketplace
- Residents asked about pedestrian access to the marketplace from the Hancock Madrid project to the west
- Some residents wondered about cut-through traffic through their neighborhoods to get to the marketplace
- Residents asked about the proposed height of buildings.

These issues are also addressed in the Citizen Review Report documenting the neighborhood open house meetings and other interested party contacts resulting from site posting and written notification.

1.0 Summary of Findings and Conclusions

Elliott D. Pollack and Company has been retained to conduct a retail supply/demand analysis for a proposed 7.8-acre shopping center known as Centennial Marketplace located at the northwest corner of Frank Lloyd Wright Boulevard and 100th Street in Scottsdale, Arizona. This study will evaluate the viability of and demand for the proposed local serving (neighborhood and specialty) retail use of the site, taking into account the existing and build-out population of the trade area, household incomes and competing commercial sites.

Based on the research outlined in this report, it is concluded that there is an under supply of developed local serving retail uses within the trade area surrounding the Centennial Marketplace site. This undersupply totals approximately 221,000 square feet based on typical ratios of retail space per capita found throughout the metro Phoenix area

The demand for commercial uses is based on the build-out population of the trade area, household incomes in the area and retailing trends in the Valley. Given the current land use patterns in the trade area, the build-out population is estimated at nearly 36,000 persons. At this population threshold, local serving retail demand is estimated at nearly 699,000 square feet. Currently, only 478,000 square feet are developed within the trade area, leaving an unsatisfied demand of 221,000 square feet.

The only undeveloped, zoned retail site of any consequence within the trade area is a 10.9-acre parcel at southeast corner of Frank Lloyd Wright Boulevard and 100th Street. In the zoning case for the property, it is stipulated to a maximum of 100,000 square feet of building area. Compared to the total additional retail demand that can be justified in the trade area, another 11 to 14 acres can still be supported in addition to the site at the southeast corner of the intersection.

Table A Local Serving Retail Supply/Demand Summary Frank Lloyd Wright & 100th Street Trade Area		
<i>Gross retail demand</i>	SF	
Total local serving retail demand	698,870	
Existing local serving retail square footage	(477,851)	
Under (over) supply of retail space	221,019	
<i>Residual demand at various coverage ratios</i>	0.20 Coverage	0.25 Coverage
Under (over) supply of retail space	221,019	221,019
Undeveloped SEC Frank Lloyd Wright & 100th Street	(100,000)	(100,000)
Unsatisfied retail demand	121,019	121,019
Unsatisfied retail land demand	13.9	11.1
Sources: U.S. Census, ASU Real Estate Center, Elliott D. Pollack & Co.		

One of the best tests of the demand for retail uses is the vacancy rate within a trade area. Today, vacancies in the neighborhood and specialty retail categories in the Centennial Marketplace trade area stand at approximately 5.0%, less than one-half of the metro average. The newest retail center, AJ's Mercado, has experienced rapid lease-up and, in fact, leasing agents have had to turn away prospective tenants looking for space in the area. The retail market in this part of Scottsdale is robust, in part due to the lack of supply.

The above demand estimates are considered conservative. Retail development is dependent upon population densities and household incomes. The greater the income of residents, the more retail development can be supported. The estimated 2003 median income of households in the trade area surrounding the Centennial Marketplace site is nearly \$66,000, about 29% higher than the Maricopa County median income of \$51,000. According to the U. S. Consumer Expenditure Report, a household with a \$66,000 income spends, on average, 16% more on retail goods and services than a household with a \$51,000 income. The trade area surrounding Centennial Marketplace is able to support an above average amount of retail space.

The proposed Centennial Marketplace retail center will bring much needed services to residents of the trade area surrounding Frank Lloyd Wright Boulevard and 100th Street. It is concluded that there is an undersupply of planned, zoned and developed neighborhood retail sites within the trade area based on the expected build-out population. These findings support the rezoning of the 7.8-acre site at the northwest corner of Frank Lloyd Wright Boulevard and 100th Street to retail uses.

CENTENNIAL MARKETPLACE

Case # 696-PA-2002

P.C.D.Addendum

The subject property is part of the 400+ State Land approved rezoning case 61-Z-82 approved by the Scottsdale City Council on October 19, 1982 with stipulations of approval (*Attachment A*). The 7.79 acre Centennial Marketplace project is identified as Parcel 16. Stipulation 10.C. states that Parcel 16 shall be keyed to the S-R zoning district. Based on the proposed rezoning, it is requested that Stipulation 10.C be modified to have Parcel 16 keyed to the P.N.C. zoning district.

Additionally, Stipulation 20 states that any driveway access to arterial or collector streets shall be equally spaced but occur at a minimum of 330 foot intervals with median breaks as indicated on the General Plan but not less than 660 foot intervals on arterial streets. The proposed site plan shows driveway spacing at less than the minimum 330 ft. interval. The proposed driveway intervals are consistent with the E Meadow Drive and E. Sheena Dr. access points on the east side of 110th Street directly across the street from the Centennial Marketplace project. A median break on Frank Lloyd Wright is not required for Access A as it will serve right in/right out traffic only.

CENTENNIAL MARKETPLACE

Case # 696-PA-2002

Proposed Amended Development Standards Planned Neighborhood Center (P.N.C.) District JUSTIFICATION

Revised 11-19-03

The Centennial Marketplace project is proposed to be developed under the P.C.D. zoning keyed to the P.N.C. (Planned Neighborhood Center) development standards, with minor exceptions. Use regulations limiting the size of select uses such as the proposed drugstore and the proposed fitness/health studio, and such potential uses as a, bookstore, clothing store, and jewelry store, are proposed to be modified to reflect the typical space requirements by such tenants in today's marketplace, but still geared towards providing goods and services at the neighborhood center level. The proposed Milos Fitness Center is an excellent example of a facility that exceeds the size limitation, but is definitely distinguished from the mega-gym concept by appealing to surrounding residents and businesses. Milos Fitness describes its use as having a friendly, personal, neighborhood atmosphere that will appeal to both residents and businesses in the area. In accordance with the P.N.C. zoning district requirements, the health studio component of the Milos Fitness will require a conditional use permit.

A comparison of the allowable floor area ratio (FAR) in a P.N.C. district with the proposed FAR shows that the proposed FAR at 0.186 is 38% lower than permitted 0.3 FAR. Consequently, the increased size of select uses within the project will be counterbalanced with a project that has a lower FAR and thereby allows for increased site landscaping and pedestrian amenities. This requested size modifications taken together with the improvements possible due to a lower overall FAR will produce landscape quality and a neighborhood center lifestyle superior to that produced by existing standards.

The proposed amended development standards will continue to meet the purpose of the P.N.C. district by providing services and retail sales that meet the daily needs of the neighborhood. At least two proposed uses, the drugstore and the fitness/health studio will provide the sought after atmosphere of day and evening hour activities.

The development standard governing the rear yard setback, where a property abuts a residential district (minimum 80'), is proposed to be modified to reflect the rear yard (west) setback shown on the proposed site plan. This setback will vary from 40' to 60', depending on the location. The setback reduction is requested to facilitate the arrangement of buildings in a village-like clustering with minimal parking behind buildings. Under the existing S-R zoning, building could be arranged with a minimum setback from the rear (west) property line of 15'. With the proposed P.N.C. zoning, the

developer proposes to provide a 20' landscape buffer along the west property line and all trees west of the Retail 'A' and "D" will be a minimum of 24" box in size to accomplish a significant visual screen to future homes at the Madrid project once they are built. The setback relief requested is also in part due to the fact that the site layout reflects the additional setbacks required to create the scenic corridor along Frank Lloyd Wright Boulevard and provide substantial buffers from residential neighborhoods to the east along 100th Street.

The proposed amended development standards list also includes standards that are proposed to be more restrictive than allowed under the P.N.C. zoning district. The applicant is proposing more restrictive floor area ratio and height limitations, as reflected on the site plan.

The P.N.C. district is intended to encourage innovative design in shopping centers by emphasizing pedestrian orientation. The project was redesigned at the conceptual stages, based on discussions with neighbors and Planning Staff, to refocus the drug store inward, long with other project retail buildings. This space enclosure, although still penetrated by automobiles, is focused on pedestrian movements and comfort with the strategically placed textured hardscapes, pedestrian arcades for shade, and centrally located outdoor seating and planting areas. It is anticipated that pedestrians, coming from adjoining neighborhoods, will be able to comfortably gain access to the marketplace. The landscape palette and color choices have been made to reflect the identity of the Scottsdale Horizons character area. The Frank Lloyd Wright Boulevard corridor landscaping will be a critical unifying element that visually draws this center into the neighborhood. Of course, the functional reflection of the identity of the neighborhood will rest in the choices of tenants that bring the sought after services and retail sales.

CENTENNIAL MARKETPLACE
61-ZN-1982 #2

Proposed Amended Development Standards
Planned Neighborhood Center (P.N.C.) District
Revised 11-19-03

1. **Sec. 5.2.403.A.3.c. Use regulations (Retail sales)**
 - c. Drugstore (limited to ~~{12,000}~~ **[15,000]** sq.ft. of gross floor area).
2. **Sec. 5.2403.A.4.e. Use regulations (Services)**
 - e. Fitness studio (limited to ~~{three}~~ [fifteen] thousand ~~{(3,000)}~~ **[(15,000)]** sq.ft. of gross floor area).
3. **Sec. 5.2403.A.5.b. Use regulations (Specialty retail uses which complement and support the everyday activities of the center)**
 - b. The gross floor area of each specialty retail shop shall not exceed three thousand (3,000) square feet[, except that the gross area floor area of a bookstore, clothing store, and jewelry store shall not exceed (10,000) ten thousand square feet].
4. **Sec. 5.2403.B.6. Uses subject to conditional use permit.**
 6. Health studio limited to ~~{three thousand (3,000)}~~ **[fifteen thousand (15,000)]** square feet of gross floor area.
5. **Sec. 5.2404.A.1 Floor area ratio.**
 1. In no case shall the gross floor area of a structure exceed the amount equal to ~~three-tenths~~ **[two-tenths]** multiplied by the net lot area in square feet.
6. **Sec. 5.2404.D. Building height.**
 - D. No building shall exceed ~~{thirty-six (36) feet in}~~ **[a parapet]** height **[of twenty-four (24) feet measured from finished floor]** except as otherwise provided **[below or]** in Article VII.

[The building height of Retail "A" shall not exceed 21'-0" at the 40'-0" building setback line, but the height may increase 1'-0" for every 3'-0" of additional building setback, to a maximum parapet height of 24'-0". Architectural "embellishments" up to 30'-0" in height may

occur on the south and east wall for no more than 25% of the building.

The building height of retail “D” and “E” shall not exceed 22’-0” above the adjacent pad elevation for Lot 12 (86.37’) at the 60’-0” building setback line. Architectural “embellishments” up to 30’-0” in height may occur on the south and east wall for no more than 25% of the building. (Note: building floor elevation will be 84.37’ to allow a 24’ parapet height)

7. **Sec. 5.2404.F.2 Side and Rear Yards.**

2. A side and rear yard of not less than ~~{eighty (80)}~~**[forty (40)]** feet shall be maintained [within three hundred (300) feet of the south property line and a side and rear yard of not less than sixty (60) feet shall otherwise be maintained] where the property abuts any residential district or an alley adjacent to a residential district. [A landscape setback of not less than twenty (20) feet shall be maintained where the property abuts any residential district or an alley adjacent to a residential district.]

PROJECT NARRATIVE
Conditional Use Permit Application For a Health Studio
Centennial Marketplace

The existing 7.79 acre site at the northwest corner of 100th Street and Frank Lloyd Wright Boulevard is currently the subject of a General Plan amendment request and a rezoning case (696-PA-2002). The applicant is requesting a rezoning from P.C.D. / S-R to P.C.D. / P.N.C. with amended development standards and the modification of 2 stipulations of Case 61-Z-82. The applicant is also requesting the concurrent consideration of a conditional use permit for a health studio to be part of the Centennial Marketplace planned neighborhood center.

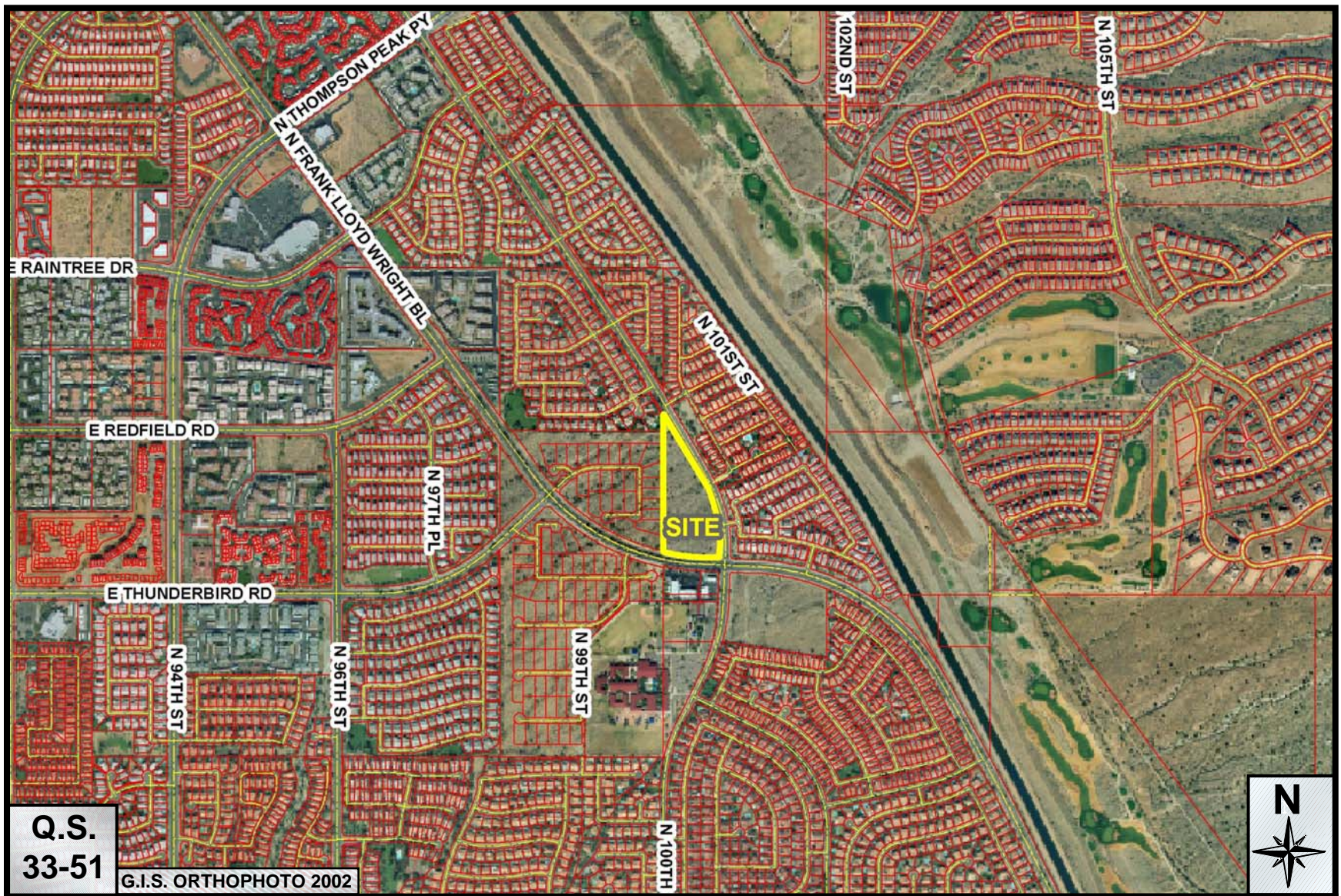
Milos Fitness Incorporated plans to occupy the 15,000 square foot Retail Building "D" located at the north end of the triangular property. Milos plans to create a state of the art fitness facility that will benefit the surrounding neighborhoods and businesses. The center operators have over thirty years of combined health club and fitness facility experience. Milos Fitness Center will incorporate weight machines, cardio machines, free weights, group fitness classes and other ancillary services including physical therapy, personal training, massage, and nutritional counseling. Milos fitness will also offer childcare, a health-smart menu café area and a retail area. Milos Fitness intends to provide an alternative to the mega-gyms by maintaining a friendly, personal neighborhood atmosphere.

The proposed health studio satisfies the conditional use permit criteria contained in Section 1.400 of the zoning ordinance. The granting of this use permit will not be materially detrimental to the public health, safety or welfare. The use will not generate any damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination insofar as the health studio is wholly contained within the building and will have no fenestration on the west, east, and north sides of the building that could be viewed from nearby residences.

The use is not expected to have an impact on surrounding areas resulting from an unusual volume or character of traffic. The Traffic Impact Study Report prepared for the City of Scottsdale Transportation Systems Department by United Civil Group dated July 29, 2003 analyzed the projected traffic for the Centennial Marketplace. The shopping center component of the project, as differentiated from the animal hospital and pharmacy components of the proposed project, included consideration for such non-merchandising uses within a shopping center as a health club. The conclusion reached was that land uses allowed under the proposed zoning would generate 2,500 to 3,500 trips per day, whereas land uses allowed under the existing zoning would generate 730 to 3,500 trips per day.

The characteristics of the proposed health studio as described above are compatible with the residential neighborhoods surrounding the proposed Planned Neighborhood Center. The scale of the facility is oriented towards serving the nearby residential neighborhoods and employees of nearby businesses. The use will occupy a portion of a proposed building within Centennial Marketplace planned neighborhood center, with matching elevation colors, materials and detailing.

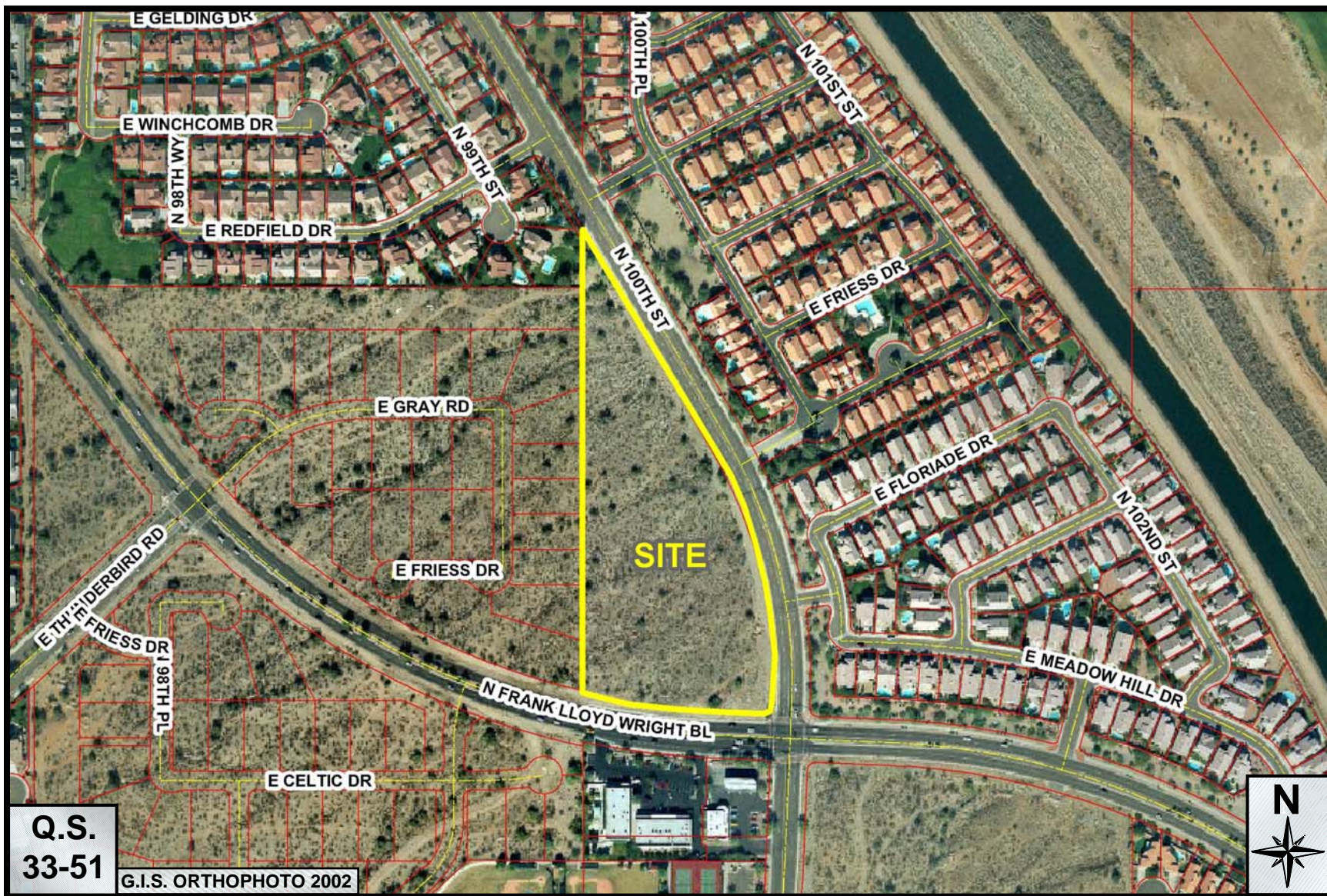
Existing Retail Centers in the Centennial Marketplace Trade Area



Centennial Market Place

4-GP-2003 / 61-ZN-1982#2 / 24-UP-2003

ATTACHMENT #2



Q.S.
33-51

G.I.S. ORTHOPHOTO 2002

Centennial Market Place

4-GP-2003 / 61-ZN-1982#2 / 24-UP-2003

ATTACHMENT #2A

Existing General Plan



4-GP-2003 / 61-ZN-1982#2
24-UP-2003

ATTACHMENT #3

Adopted by City Council October 30, 2001
 Ratified by Scottsdale voters March 12, 2002
 revised to show McDowell Sonoran Preserve as of April 2, 2002

Proposed General Plan



4-GP-2003 / 61-ZN-1982#2
24-UP-2003

ATTACHMENT #3A

Adopted by City Council October 30, 2001
 Ratified by Scottsdale voters March 12, 2002
 revised to show McDowell Sonoran Preserve as of April 2, 2002

STIPULATIONS FOR CASE 4-GP-2003, 61-ZN-1982#2 & 24-UP-2003

PLANNING/ DEVELOPMENT

1. **PREVIOUS APPROVALS.** Except as amended by stipulations herein for Parcel 16, all other parcels stipulations associated with case 61-Z-82 shall continue to apply or they shall be governed by the most recently approved cases and stipulations for each respective parcel.
 - A. Parcel 16 shall be keyed to the PNC zoning District.
 - B. Driveway locations for Parcel 16 shall be governed by the Circulation stipulations below.
2. **CONFORMANCE TO SITE PLAN.** Development shall conform with the site plan submitted by Butler Design Group and dated 10/28/2003. These stipulations Zoning Ordinance requirements, corrections of minor errors, and more restrictive Development Review Board stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
3. **USE REGULATIONS.**
 - A. Health/fitness studio shall be permitted to a maximum of 15,000 square feet of gross floor area.
 - B. Drugstores shall be permitted to a maximum of 15,000 square feet of gross floor area.
 - C. Specialty retail uses shall be permitted to a maximum 10,000 square feet of gross floor area for each use.
4. **FLOOR AREA.** The maximum gross floor area for all buildings and uses shall not exceed the amount equal to two-tenths (0.20) multiplied by the net lot area in square feet.
5. **SETBACKS.**
 - A. All required setbacks within the P.N.C. zoning district shall apply, with the exception that "Retail Building A" shall be setback a minimum of forty (40) feet from the west property line and "Retail Building D" shall be setback a minimum of sixty (60) feet from the west property line.
 - B. There shall be a minimum twenty (20) foot landscaped setback along the west property line. At "Retail Building A", the entire forty (40) foot building setback from the west property line shall be landscaped.
6. **BUILDING HEIGHT LIMITATIONS.**
 - A. Retail Building A: The maximum building height shall not exceed twenty one (21) feet at the forty (40) foot setback line from the west property line. The building height may increase one (1) foot for every three (3) feet of distance away from the west property line, up to a maximum height of twenty four (24) feet. Architectural embellishments shall not exceed thirty (30) feet in height for no more than twenty five percent (25%) of the building and shall only be allowed on the south and east sides of building.
 - B. Retail Buildings B and C: The maximum building height shall not exceed twenty four (24) feet. Architectural embellishments shall not exceed thirty (30) feet in height for no more than twenty five percent (25%) of the building.
 - C. Retail Buildings D and E: Maximum building height shall not exceed twenty two (22) feet at the sixty (60) foot setback line from the west property line, as measured above the adjacent pad elevation for Lot 12 of the Madrid subdivision to the west. The building height may increase one (1) foot for every three (3) feet of distance away from the west property line, up to a maximum height of twenty four (24) feet. Architectural embellishments shall not exceed thirty (30) feet in height for no more than twenty five percent (25%) of the building and shall only be allowed on the south and east sides of building.

7. CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS. Development shall conform to the amended development standards dated 9/12/2003 and attached. Any change to the development standards shall be subject to subsequent public hearings before the Planning Commission and City Council.
8. OFF-SITE SCREEN WALLS. With the first Development Review Board submittal, the applicant shall submit plans for a new perimeter wall on the west side of the single family subdivision to the east (Scottsdale Stonebrook I) to help screen headlights of vehicles entering and exiting the property on 100th Street. The design of the screen walls shall be coordinated with the Scottsdale Stonebrook Homeowners' Association and comply with all City ordinances.
9. PEDESTRIAN ACCESS. With the first Development Review Board submittal, the developer shall submit a plan providing pedestrian access to the commercial and recreational areas on and adjacent to the site.
10. PHASING. Before issuance of any certificate of occupancy for any phases, the developer shall grade, pave and landscape the entire site to its final configuration, to the satisfaction of city staff.

ENVIRONMENTAL DESIGN

1. MATURE TREES. With the first Development Review Board submittal, the applicant shall provide a plan, including tree specie and size at installation, demonstrating mature trees will be provided to screen the commercial center from the adjacent single-family district to the west.
2. BUFFERED SETBACK. The buffered setback along Frank Lloyd Wright Blvd. shall have a minimum width of thirty (30) feet and an average width of thirty-five (35) feet, measured from the outside edge of the street right-of-way, and shall be landscaped.
3. OUTDOOR LIGHTING. With the first Development Review Board submittal, the applicant shall provide a lighting plan demonstrating the following minimum standards are met:
 - A. Outdoor lighting shall be setback a minimum of thirty (30) feet from the west property line.
 - B. Building-mounted lighting shall not exceed twelve (12) feet in height, measured from the finished grade to fixture lens.
 - C. Pole-mounted lighting shall be limited to eighteen (18) feet in height, except pole-mounted lighting within sixty (60) feet of the west property line shall be limited to fourteen (14) feet in height. Pole-mounted lighting shall be measured from finished grade at the base of the light standard to fixture lens.
 - D. Only security lighting shall be allowed on the west side of Buildings A and D.
4. SIGNS. No signs shall be installed along the west elevations of Buildings A and D.

CIRCULATION

1. STREET CONSTRUCTION. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the following right-of-way and construct the following street improvements, in conformance with the Design Standards and Policies Manual:

Street Name/Type	Dedications	Improvements
Frank Lloyd Wright Blvd. Minor Arterial street	55 feet half (existing)	See Note "A"
100 th Street Major Collector street	50 feet half (45 feet existing)	See Note "B"

Note "A" (Frank Lloyd Wright Blvd.)–

1. The street improvements for Frank Lloyd Wright Boulevard shall be designed and constructed to the Minor Arterial requirements of the City of Scottsdale's *Design Standards and Policies Manual*.
2. The developer shall be responsible for construction of a right-turn lane on Frank Lloyd Wright Boulevard at 100th Street (westbound turning north). The minimum length of the storage area of the right turn lane shall be 110 feet.
3. The developer shall dedicate the necessary right-of-way, as determined by city staff, and be responsible for construction of a right-turn deceleration lane at the site entrance on Frank Lloyd Wright Boulevard. The minimum length of the storage area of the deceleration lane shall be 110 feet.
4. The developer shall construct a new sidewalk on this site's frontage connecting to the existing sidewalk west of the site along Frank Lloyd Wright Boulevard. The new sidewalk shall match the width and meandering design of the existing sidewalk.

Note "B" (100th Street)–

1. The street improvements for 100th Street shall be designed and constructed to the Major Collector requirements of the City of Scottsdale's *Design Standards and Policies Manual*.
 2. The developer shall be responsible for the construction of landscaped median islands on 100th Street along the site frontage. The islands shall be located along the site frontage between the proposed site driveways and the existing street intersections (from Redfield Drive south to Frank Lloyd Wright Boulevard), at locations that will not interfere with left-turn access and intersection site distance. The developer shall provide a conceptual layout for the median island design at the time of application for the first Development Review Board approval. The applicant shall be responsible for landscaping installation and maintenance in the landscaped medians.
 3. The developer shall provide an in-lieu payment for one half the cost of the construction of a bike lane on 100th Street along the site frontage. The cost shall be based upon construction of four feet of additional pavement, reconstruction of curb and gutter, and replacement of the sidewalk. The cost estimate shall be subject to approval by City Staff.
 4. The developer shall be responsible for re-striping the two-way left-turn lane on 100th Street into the designated left turn lanes for the shopping center, Meadow Drive and Sheena Drive.
2. ACCESS RESTRICTIONS. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct the following access to the site. Access to the site shall conform to the following restrictions (distances measured to the driveway or street centerlines):
- a. Frank Lloyd Wright Boulevard & 100th Street - The developer shall dedicate a one-foot wide vehicular non-access easement on these streets except at the approved street entrances.
 - b. Frank Lloyd Wright Boulevard - There shall be a maximum of one site driveway from Frank Lloyd Wright Boulevard, with a minimum of 300 feet between the driveway and street intersection at Frank Lloyd Wright Boulevard & 100th Street. The driveway shall be a right-in, right-out only driveway.
 - c. 100th Street - There shall be a maximum of three site driveways from 100th Street, with a minimum of 300 feet between the southern most driveway and street intersection at 100th

Street & Frank Lloyd Wright Boulevard. The proposed driveway aligning with Meadow Drive shall be a right-in, right-out only driveway. The other two site driveways on 100th Street, shall be full-access driveways.

5. TRANSIT FACILITIES. Before issuance of any certificate of occupancy for the site, the developer shall construct a bus bay on Frank Lloyd Wright Boulevard just west of 100th Street. The developer shall dedicate an easement for the construction of a future bus shelter adjacent to the bus bay. The design and location of these facilities shall be subject to city staff approval (Transit Division, Transportation Department - 480-312-7696) before any final plan approval.

ADDITIONAL INFORMATION
CASE 4-GP-2003, 61-ZN-1982#2 & 24-UP-2003

PLANNING/DEVELOPMENT

1. DEVELOPMENT REVIEW BOARD. The City Council directs the Development Review Board's attention to:
 - a. Development demonstrating interpretive desert design concepts of Frank Lloyd Wright,
 - b. Development consistent with the Frank Lloyd Wright Streetscape Guidelines,
 - c. Innovative site design with buildings oriented toward pedestrian courtyards,
 - d. The type, height, design, location, and intensity of proposed lighting on the site to ensure that it is compatible with the adjacent uses,
 - e. Buffered setbacks, and
 - f. Landscaping setting of the buildings and overall site.
2. NATIVE PLANT PRESERVATION. The owner shall secure a native plant permit as defined in the Scottsdale Revised Code for each parcel. City staff will work with the owner to designate the extent of the survey required within large areas of proposed undisturbed open space. Where excess plant material is anticipated, those plants shall be offered to the public at no cost to the owner in accordance with state law and permit procedure or may be offered for sale.

ENGINEERING

1. RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE. The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
2. FEES. The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
3. STREET CONSTRUCTION STANDARDS. The streets for the site shall be designed and constructed to the standards in the Design Standards and Policies Manual.
4. CITY CONTROL OF ACCESS. The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.

DRAINAGE AND FLOOD CONTROL

1. **CONCEPTUAL DRAINAGE REPORT.** With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to city staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the conceptual drainage report and plan shall:
 - a. Identify all major wash corridors entering and exiting the site, and calculate the peak discharge (100-yr, 6-hr storm event) for a pre- versus post-development discharge comparison of ALL washes which exit the property.
 - b. Determine easement dimensions necessary to accommodate design discharges.
 - c. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.
 - d. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the City of Scottsdale requirements.
 - e. Construction of underground storage facilities are not generally acceptable by the City of Scottsdale, unless it can be demonstrated by the developer, to the City of Scottsdale Flood Plain Administrator and approved by the same, that there are no other viable solutions for the required storage.
 - f. The use of drywells and percolation into the basins bottom, as proposed means of disposal of the onsite runoff, is not acceptable.
2. **FINAL DRAINAGE REPORT.** With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a final drainage report and plan subject to city staff approval. The final drainage report and plan shall conform to the Design Standards and Policies Manual – Drainage Report and Preparation. In addition, the final drainage report and plan shall:
 - a. Provide final calculations and detailed analysis that demonstrate consistency with the accepted conceptual drainage plan and report.
 - b. **STORM WATER STORAGE REQUIREMENT.** Before improvement plan approval, the developer shall submit a final drainage report and plan which calculates the storm water storage volume required, V_r , and the volume provided, V_p , using the 100-year, 2-hour storm event.
3. **STORM WATER STORAGE EASEMENTS.** With the Development Review Board submittal, the developer shall submit a site plan subject to city staff approval. The site plan shall include and identify tracts with easements dedicated for the purposes of storm water storage, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
4. **DRAINAGE EASEMENTS.** Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all drainage easements necessary to serve the site.
5. **AS-BUILT PLANS.** City staff may at any time request the developer to submit As-built plans to the Inspection Services Division. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins and underground storm water storage tanks, bridges as determined by city staff.

WATER

1. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
 - b. Identify the timing of and parties responsible for construction of all water facilities.
 - c. Include a complete description of requirements relating to project phasing.
 - d. The site water system design should include two connections to existing water mains; either a connection in Frank Lloyd Wright Blvd. And one in 100th Street or two connections in 100th Street. A public main on the property must lay within a 20' wide public utility easement.
 - e. The consultant should research whether or not water lines were stubbed out to the property as part of either FLWB or 100th Street construction; and either use them to serve this site or abandon them if there location is not suitable.
2. APPROVED BASIS OF DESIGN REPORT. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
3. NEW WATER FACILITIES. Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all water lines and water related facilities necessary to serve the site.
4. WATERLINE EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code the Design Standards and Policies Manual, all water easements necessary to serve the site.

WASTEWATER

1. BASIS OF DESIGN REPORT (SANITARY SEWER).). Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall be in conformance with the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
 - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
 - c. Include a complete description of requirements relating to project phasing.
 - d. Sewer connections will likely occur at one or both of the manholes in 100th Street. Public sewer lines on-site, if any, must lay within 20' sewer easements.
2. APPROVED BASIS OF DESIGN REPORT. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
3. SANITARY SEWER EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all sewer easements necessary to serve the site.

4. CONVEYANCE OF TRACTS/LOTS. Unless otherwise agreed to in writing by the Asset Management Coordinator, each tract or lot dedicated to the city shall be: conveyed by a general warranty deed, and accompanied by a title policy in favor of the city, both to the satisfaction of city staff as designated by the Asset Management Coordinator.

OTHER REQUIREMENTS

1. ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS. All construction activities that disturb five or more acres, or less than five acres if the site is a part of a greater common plan, shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site http://www.epa.gov/region_9.

The developer shall:

- a. Submit a completed Notice of Intent (NOI) to the EPA.
 - b. Submit a completed Storm Water Pollution Prevention Plan (SWPPP) to the EPA.
2. NOTICE OF INTENT (NOI). With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a copy of the NOI.
 3. SECTION 404 PERMITS. With the improvement plan submittal to the Project Quality/Compliance Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]
 4. DUST CONTROL PERMITS. Before commencing grading on sites 1/10 acre or larger, the developer shall have obtained a Dust Control Permit (earth moving equipment permit) from Maricopa County Division of Air Pollution Control. Call the county 602-507-6727 for fees and application information.
 5. UTILITY CONFLICT COORDINATION. With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a signed No Conflict form (not required for city owned utilities) from every affected utility company.
 6. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS (ADEQ). The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and Engineering Bulletin #11 Minimum Requirements for Design, Submission of Plans, and Specifications of Sewerage Works, published by the ADEQ. In addition:
 - a. Before approval of final improvement plans by the Project Quality/Compliance Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).

- b. Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and/or Wastewater Systems has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
- c. Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
- d. Before acceptance of improvements by the city Inspection Services Division, the developer shall submit a Certificate of Approval of Construction signed by the MCESD and a copy of the As-Built drawings.
 - (1). Before issuance of Letters of Acceptance by the city Inspection Services Division, the developer shall:
 - (2). Provide to the MCESD, As-Built drawings for the water and/or sanitary sewer lines and all related facilities, subject to approval by the MCESD staff, and to city staff, a copy of the approved As-Built drawings and/or a Certification of As-Built, as issued by the MCESD.
 - (3). Provide to the MCESD a copy of the Engineers Certificate of Completion with all test results, analysis results, and calculations, as indicated on the form.
 - (4). Provide to the MCESD a copy of the Request for Certificate of Approval of Construction of water and/or sanitary sewer lines with all appropriate quantities.
 - (5). Provide the city Inspection Services Division a copy of the Certificate of Approval of Construction, as issued by the MCESD.

Amended Development Standards 61-ZN-1982#2

(Amended standards shown in **BOLD CAPS** and ~~striketrough~~)

Sec. 5.2400. (P.N.C.) PLANNED NEIGHBORHOOD CENTER.

Sec. 5.2403. Use regulations.

- A. *Uses permitted.* Buildings, structures, or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged for the following uses:
3. Retail sales.
 - c. Drugstore (limited to ~~12,000~~ **FIFTEEN THOUSAND (15,000)** sq. ft. of gross floor area).
 4. Services.
 - e. Fitness studio (limited to ~~three thousand (3,000)~~ **FIFTEEN THOUSAND (15,000)** sq. ft. of gross floor area).
 5. Specialty retail uses which complement and support the everyday activities of the center.
 - b. The gross floor area of each specialty retail shop shall not exceed ~~three thousand (3,000)~~ **TEN THOUSAND (10,000)** square feet.
 - (1) Antique store.
 - (2) Art gallery.
 - (3) Automobile parts store.
 - (4) Bicycle store.
 - (5) Bookstore.
 - (6) Camera store.
 - (7) Clothing store.
 - (8) Electronic equipment store.
 - (9) Fabric store.
 - (10) Florist.
 - (11) Gift shop.
 - (12) Hobby or toy store.
 - (13) Import store.
 - (14) Jewelry store.
 - (15) Music store.
 - (16) Pet shop.
 - (17) Small appliance store.
 - (18) Sporting goods store.
 - (19) Stationery store.
 - (20) Swimming pool supply store.
- B. *Uses subject to conditional use permit.*
6. Health studio limited to ~~three thousand (3,000)~~ **FIFTEEN THOUSAND (15,000)** square feet of gross floor area.

Sec. 5.2404. Property development standards.

The following property development standards shall apply to all land and buildings in the P.N.C. district:

- A. *Floor area ratio.*
 - 1. In no case shall the gross floor area of a structure exceed the amount equal to ~~three-tenths~~ **TWO-TENTHS (0.20)** multiplied by the net lot area in square feet.
- D. *Building height.* No building shall exceed ~~thirty-six (36)~~ **TWENTY FOUR (24)** feet in height except as otherwise provided in article VII. **ARCHITECTURAL EMBELLISHMENTS SHALL NOT EXCEED 30 FEET IN HEIGHT AND FOR NO MORE THAN 25% OF ANY BUILDING.**
- F. *Yards.*
 - 2. Side and Rear Yards. A side and rear yard of not less than ~~eighty (80)~~ **FORTY (40)** feet shall be maintained **AT THE SOUTH THREE HUNDRED (300) FEET OF THE PROPERTY, AND SIXTY (60) FEET ELSEWHERE ON THE PROPERTY,** where the property abuts any residential district or an alley adjacent to a residential district. **A LANDSCAPED SETBACK OF NOT LESS THAN TWENTY (20) FEET SHALL BE PROVIDED WHERE THE PROPERTY LINE ABUTS ANY RESIDENTIAL DISTRICT.**

**CENTENNIAL MARKETPLACE
NWC 100TH STREET & FRANK LLOYD WRIGHT BOULEVARD
TRAFFIC IMPACT ANALYSIS SUMMARY
24-UP-2003, 4-GP-2003, 61-ZN-1982#2**

Prepared by: Jennifer Kroening, Traffic Engineering
Traffic Impact Study Prepared by: Sarah Simpson, United Civil Group

EXISTING CONDITIONS

The parcel under consideration in this zoning case is located on the northeast corner of Frank Lloyd Wright Boulevard and 100th Street. The 7.79-acre parcel is currently undeveloped. The existing zoning on the parcel is Service Residential (S-R) with a General Plan Category of "Office".

Frank Lloyd Wright Boulevard is classified on the Community Mobility Element of the City's General Plan as a Citywide System Street. It is classified as a major arterial street on the City's Streets Master Plan. Frank Lloyd Wright is constructed to minor arterial standards with two lanes in each direction, bike lanes, and a landscaped median. The posted speed limit on Frank Lloyd Wright Boulevard is 45-MPH. The current daily traffic volume on Frank Lloyd Wright Boulevard is 23,100 vehicles per day west of 100th Street and 22,700 vehicles per day east of 100th Street.

100th Street is classified on the Community Mobility Element of the City's General Plan as a Citywide System Street. It is classified as a major collector street on the City's Streets Master Plan. 100th Street has two lanes in each direction, bike lanes, and a center two-way left turn lane along the site frontage. The major collector street cross section should also have bicycle lanes. North of the site, there are bicycle lanes on both sides of 100th Street. Along the site frontage, there are no bicycle lanes on 100th Street. The posted speed limit on 100th Street is 35-MPH. The current daily traffic volume on 100th Street is 5,800 vehicles per day north of Frank Lloyd Wright Boulevard.

The intersection of 100th Street and Frank Lloyd Wright Boulevard is currently signalized. The intersection has dedicated left turn lanes on all four approaches and a dedicated right turn lane for the eastbound approach on Frank Lloyd Wright Boulevard. Accident data at the intersection was reviewed for the year 2002. During this time, there were 9 collisions. There were no patterns among the 9 intersection collisions.

Proposed Development:

The applicant is proposing to rezone the subject parcel from Service Residential (S-R) to Planned Neighborhood Center (PNC). This also requires a General Plan amendment to change from "Office" category to "Commercial" category.

The applicant is proposing to develop the site as a mixed-use shopping center. Three major tenants have already been identified: an Eckerd drug store with a drive-through pharmacy, an animal hospital, and a health club. The health club requires a use permit under the proposed zoning. The remainder of the site will be mixed retail and office uses.

Under the existing S-R zoning, there are several options for development on the site. The Trip Generation Table below summarizes possible land uses that could be developed under the existing zoning as well as the trip generation numbers for the

proposed development. Trip generation values are the total number of vehicles entering and leaving the site during the specified time.

TRIP GENERATION COMPARISON TABLE

Land Use	Daily Total	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
CURRENT ZONING (S-R) AND POSSIBLE LAND USES							
Option A Apartment Building 110 dwelling units	729	9	47	56	46	22	68
Option B General Office Building 66,000 sq ft	727	91	12	103	17	81	98
Option C Medical Dental Offices 101,800 sq ft	3,678	195	52	247	126	246	372
PROPOSED ZONING (PNC) AND PROPOSED LAND USE							
Centennial Marketplace General Office Building 10,000 sq ft	275	34	5	39	6	31	37
Animal Hospital 9,800 sq ft	354	19	5	24	10	26	36
Shopping Center 13,800 sq ft	592	9	5	14	25	27	52
Pharmacy/Drug-Store with Drive-Thru Window 14,437 sq ft	1,273	22	16	38	73	77	150
Health Club 15,000 sq ft	257*	2	3	5	40	25	65
TOTAL	2,586	66	31	97	151	167	318
PROPOSED ZONING (PNC) AND POSSIBLE HIGH INTENSITY LAND USE							
Medical Dental Offices 101,800 sq ft	3,678	195	52	247	126	246	372
COMPARISON OF PROPOSED LAND USE TO POSSIBLE HIGH INTENSITY LAND USE							
Centennial Marketplace	2,586	66	31	97	151	167	318
Medical Dental Offices 101,800 sq ft	3,678	195	52	247	126	246	372
CHANGE	-1092	-129	-21	-150	+24	-79	-54

The Trip Generation Comparison Table demonstrates that the proposed Centennial Marketplace development would generate more trips per day than Apartment Buildings or Office Buildings developed on the site would generate. The table also shows that the proposed Centennial Marketplace development would generate 1092 fewer trips per day than Medical Dental Offices developed on the site would generate. Medical Dental

Offices would be allowed under both the existing S-R zoning and the proposed PNC zoning. The types of uses allowed in the proposed PNC zoning are compatible and similar to the uses allowed in the existing S-R zoning.

A traffic impact study was prepared by United Civil Group under the City's Traffic Impact and Mitigation Analysis (TIMA) Program, which examines the impacts from the proposed development in detail. A copy of this report is included for reference.

Capacity analysis was completed to evaluate the Level of Service (LOS) for the signalized intersection of 100th Street and Frank Lloyd Wright Boulevard for the horizon year of 2005. Capacity analysis was performed for background traffic and for total traffic including traffic generated by the proposed development.

Capacity analysis was also performed for all site driveways. Four driveways are proposed for this site, one on Frank Lloyd Wright Boulevard and three on 100th Street. The driveway on Frank Lloyd Wright Boulevard would be restricted to right in/right out. Two of the driveways on 100th Street would align with existing residential streets, Meadow Drive and Sheena Drive, on the east side of 100th Street. The driveway on 100th Street that aligns with Meadow Drive would also be restricted to right in/right out only. The other two site driveways would be full access.

Capacity calculations for signalized intersections are evaluated for each movement at the intersection, each approach to the intersection, and for the intersection overall. The site driveways are side street stop controlled intersections. Level of service is evaluated for each movement at the intersection for these unsignalized intersections. The results of the capacity calculations are presented in the Level of Service Table below.

Level of Service Table – Signalized Intersection

100th Street & Frank Lloyd Wright Boulevard	Level of Service	
	AM Peak Hour	PM Peak Hour
2005 Background Traffic	A	A
2005 Total Traffic	A	B

The table above demonstrates that the level of service for the signalized intersection of 100th Street and Frank Lloyd Wright Boulevard will be at acceptable levels with the addition of the proposed site traffic. All of the individual movements at the intersection are anticipated to operate at LOS C or better.

The unsignalized site driveways are also anticipated to operate at acceptable levels of service. All of the movements at the driveways are expected to operate at LOS C or better during the a.m. and p.m. peak hours.

Additional Information:

All traffic volume and capacity analysis for the horizon year 2005 includes traffic projections for the Madrid Residential development, which is under construction west of the subject site.

A new right turn deceleration lane with 110 feet of storage will be required for the restricted access site driveway on Frank Lloyd Wright Boulevard.

The site driveway on 100th Street that aligns with Meadow Drive should be designed to allow right in/right out only. There is no median on 100th Street to restrict other movements. The southbound left turn lane queue on 100th Street will back up to the driveway during the evening peak hour making it unsafe for vehicles to turn left to and from this site driveway.

On-site circulation was reviewed for the proposed site plan and is acceptable.

Summary:

Analysis of the trip generation comparison demonstrates that the approval of the proposed zoning and Centennial Marketplace development will generate 2,586 trips per day to and from the site with an estimated 97 trips occurring during the a.m. peak hour and 318 trips occurring during the p.m. peak hour. This represents significantly fewer trips than if the site were developed under the existing zoning as a Medical Dental Office, a use that is also allowed in the proposed zoning. Capacity calculations were completed for the adjacent 100th Street and Frank Lloyd Wright Boulevard and for all site driveways. The intersection of 100th Street and Frank Lloyd Wright Boulevard is expected to operate at an acceptable level of service (LOS C or better for all movements) with the addition of the proposed site traffic. All site driveways are also expected to operate at LOS C or better.

Staff Comments/Concerns:

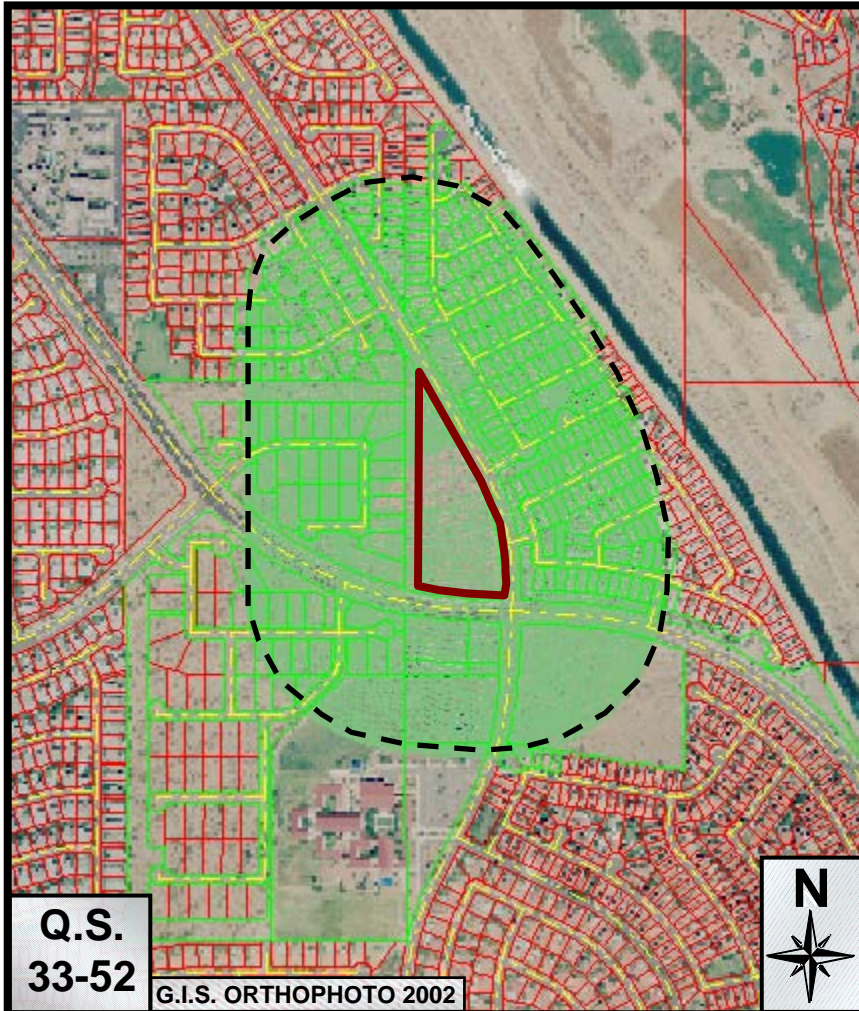
- The applicant should re-stripe the two-way left turn lane on 100th Street into designated left turn lanes for the shopping center, Meadow Drive, and Sheena Drive.
- The area residents have complained about travel speeds on 100th Street. Raised medians could be installed on 100th Street between driveway and street intersections to break up the wide pavement cross section and provide some measure of traffic calming.
- There are existing bicycle lanes on 100th Street just north of this site, ending at Redfield Drive. The cross section of 100th Street adjacent to this site was constructed without bike lanes. The applicant should be responsible for participation in the construction of a bicycle lane along the west side of 100th Street to connect with the bicycle lane further north on 100th Street.
- The applicant should construct a right turn deceleration lane with 110' of storage on Frank Lloyd Wright Boulevard at 100th Street for westbound traffic.
- The applicant should construct a far side bus bay on Frank Lloyd Wright Boulevard west of 100th Street. The future bus bay may be incorporated into the right turn deceleration lane. The design for the right turn deceleration lane/future bus bay should include room for the future bus shelter and furniture.

**CENTENNIAL MARKETPLACE
4-GP-2003 / 61-ZN-1982#2 / 24-UP-2003**

Attachment #8. Citizen Involvement

The above attachment is on file at the City of
Scottsdale Current Planning office,
7447 E Indian School Road, Suite 105.



City Notifications – Mailing List Selection Map



Additional Notifications:

- General Plan Notification List
- Interested Parties List

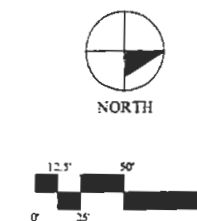
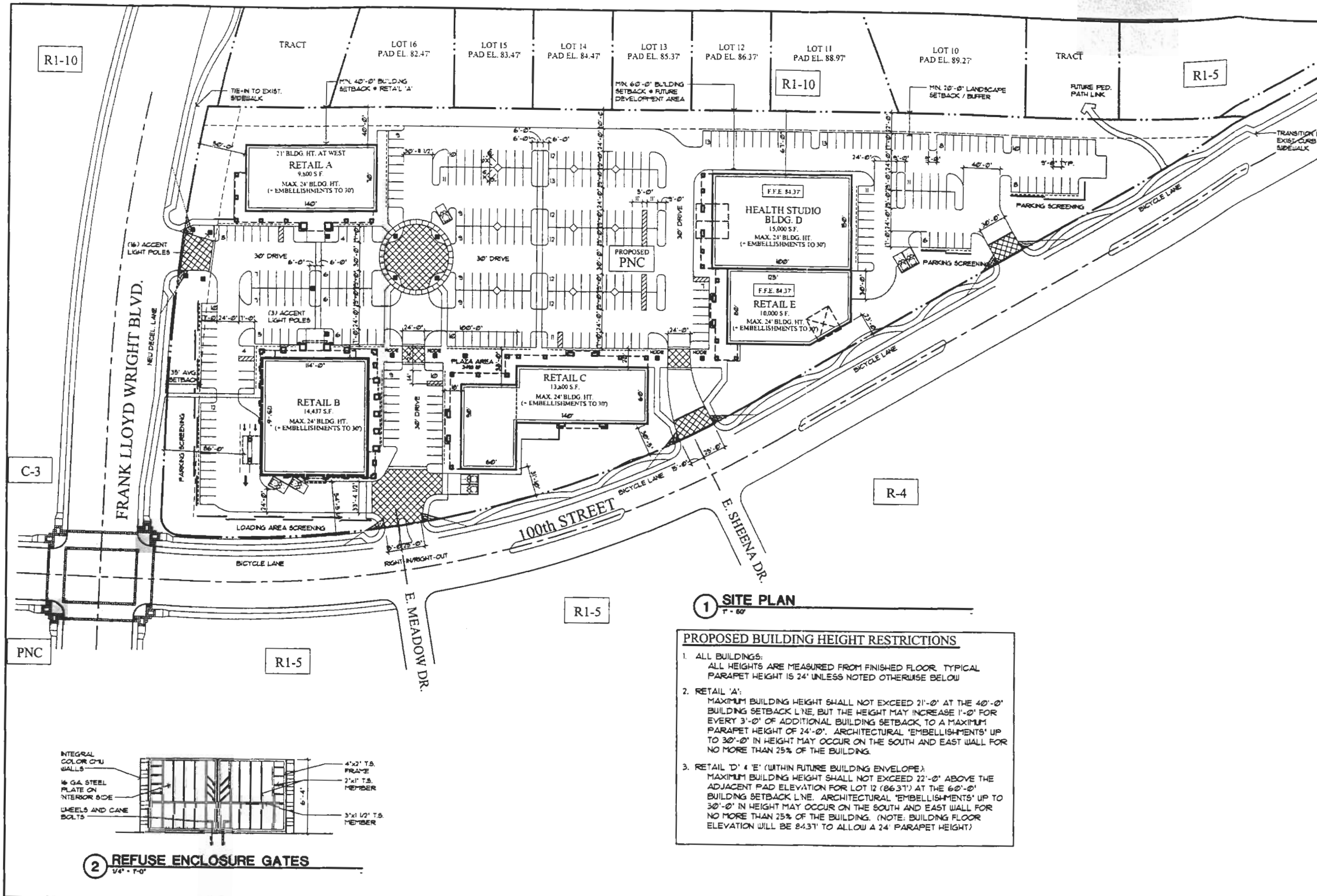
Map Legend:

-  Site Boundary
-  Properties within 750-feet

Centennial Marketplace

61-ZN-1982#2

ATTACHMENT #8A



SITE DATA

TOTAL SITE AREA	: 339,397 N.S.F. (7.79 Ac.)
TOTAL BUILDING AREA	: 63,037 S.F.
% COVERAGE	: 18.6 %
PARKING PROVIDED	: 341 SPACES
PARKING RATIO	: 5.2 / 1000

PARKING CALCULATION

RETAIL BUILDING AREA	: 30,037 S.F.
HEALTH BUILDING AREA	: 15,000 S.F.
RESTAURANT BLDG. AREA	: 18,000 S.F. (MAX.)
PUBLIC AREA	: 11,700 S.F. (@ 65%)
(DOES NOT INCLUDE PATIO AREAS)	
RETAIL PARKING	: 30,037 / 250 = 120 SP.
HEALTH PARKING	: 15,000 / 200 = 75 SP.
RESTAURANT PARKING	: 11,700 / 80 = 146 SP.
REQUIRED PARKING	: 341 SPACES

VICINITY MAP

61-ZN-1982#2

24-UP-2003

DATE: 10/28/03 JOB: 02026
3RD-SUBMIT

BYXBEE
DEVELOPMENT PARTNERS

CENTENNIAL MARKETPLACE

100th STREET AND FRANK LLOYD WRIGHT BOULEVARD
SCOTTSDALE, ARIZONA



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